067.A	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,031,400	/	1,031,400
USE VALUE:	1,031,400	/	1,031,400
ASSESSED:	1,031,400	/	1,031,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELBANCO THOMAS/JILL
Owner 2:	DELBLANCO STEVEN/CHRISTINE
Owner 3:	
Street 1:	22 OAK HILL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POCHINI RICHARD D--ETAL -
Owner 2:	POCHINI DOROTHY M -
Street 1:	22 OAK HILL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .238 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Clapboard Exterior and 2025 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10346.000	520,100		511,300	1,031,400
Total Card	0.238	520,100		511,300	1,031,400
Total Parcel	0.238	520,100		511,300	1,031,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.33 | /Parcel: 509.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 128383

GIS Ref

GIS Ref

Insp Date 12/17/08

!5768!

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	520,100	0	10,346.	511,300	1,031,400		Year end	12/23/2021
2021	101	FV	505,200	0	10,346.	511,300	1,016,500		Year End Roll	12/10/2020
2020	101	FV	505,100	0	10,346.	511,300	1,016,400	1,016,400	Year End Roll	12/18/2019
2019	101	FV	378,700	0	10,346.	474,700	853,400	853,400	Year End Roll	1/3/2019
2018	101	FV	378,700	0	10,346.	474,700	853,400	853,400	Year End Roll	12/20/2017
2017	101	FV	378,700	0	10,346.	416,300	795,000	795,000	Year End Roll	1/3/2017
2016	101	FV	378,700	0	10,346.	379,800	758,500	758,500	Year End	1/4/2016
2015	101	FV	361,300	0	10,346.	336,000	697,300	697,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:44:18

LAST REV

Date	Time
06/28/16	10:03:25
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5768

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POCHINI RICHARD	31847-96		9/22/2000		430,000	No	No	4	
	11204-203		9/1/1966			No	No		N

USER DEFINED

Prior Id # 1:	128383
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2015	273	Redo Bat	17,000					Remodel existing 2
6/13/2013	855	Solar Pa	14,301					
11/12/2009	1147	Re-Roof	10,000					
10/6/2008	1271	Redo Kit	10,000					
11/5/2003	947	Addition	100,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
12/17/2008	Meas/Inspect	189	PATRIOT
7/26/2005	Inspected	BR	B Rossignol
4/14/2004	External Ins	BR	B Rossignol
12/19/2000	MLS	MM	Mary M
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10346		Sq. Ft.	Site		0	70.	0.71	12									511,263						511,300	

Total AC/HA:	0.23751	Total SF/SM:	10346	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	511,263	Spl Credit		Total:	511,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16851854
Const Adj.:	1.00989902
Adj $ / SQ:	153.411
Other Features:	118711
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545183
Depreciation:	25078
Depreciated Total:	520104

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

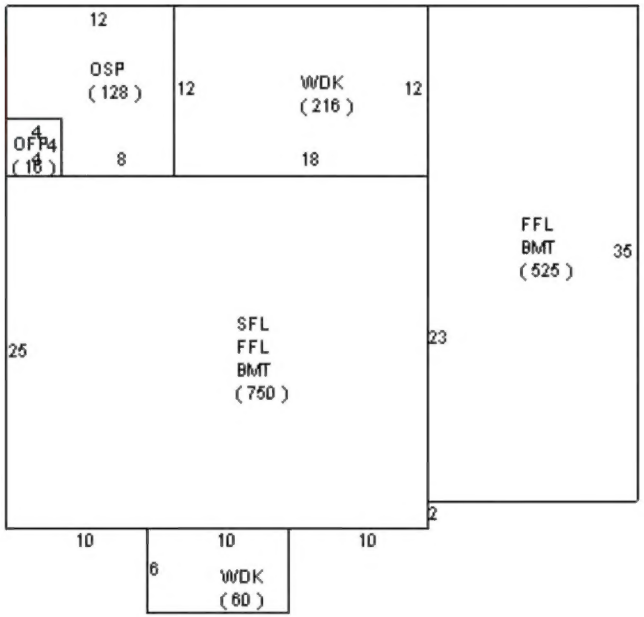
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	168.75
Special Features:	0	Val/Su Net:	139.81
Final Total:	520100	Val/Su SzAd	256.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,275	46.020	58,680
FFL	First Floor	1,275	153.410	195,599
SFL	Second Floor	750	153.410	115,058
WDK	Deck	276	9.720	2,682
OSP	Screen Porch	128	32.650	4,179
OFP	Open Porch	16	44.440	711

Net Sketched Area:	3,720			Total:	376,909
Size Ad	2025	Gross Area	3720	FinArea	2025

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

067.A-0001-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	